

EXHIBIT H: STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff Recommended *DRAFT* Conditions of Approval for CP 20-02/ZM 20-01 AMENDED 07.16.2020

Based on the submitted plans and foregoing findings, Staff recommends that the Planning Commission recommend that the City Council approve the land use applications in files CP 20-02/ZM 20-01 subject to the following conditions of approval. **All conditions shall be met prior to master plan application**, unless otherwise stated within each condition of approval. References to the subject property refer to the property subject to this CP 20-02/ZM 20-01. All payment amounts are in 2020 dollars. Amounts will be adjusted for inflation on January 1 of each calendar year proportionate to the yearly change in the Consumer Price Index for All Urban Consumers for the West Region, as published by the U.S. Bureau of Labor Statistics or similar inflation index.

Planning

1. Prior to dividing the property or obtaining site plan approval, the applicant shall submit a master plan application for the entirety of the subject property.
2. Applicant will record a conditions of approval agreement against the subject property in form satisfactory to City to place future owners on record notice of the conditions of this approval.

Public Works & Engineering

Transportation

3. A payment of \$98,604 shall be provided as Applicant's proportionate share of improvements along US 20 and the parallel Alternate Route to support east-west mobility needs along the US 20 corridor. Half of the payment shall be due at the time of Master Plan application. The remaining half of the payment shall be due prior to approving a building permit for development on the subject property that would exceed 100 PM peak hour trips in the aggregate.
4. Development of the subject property cannot exceed 201 PM peak hour trips without additional transportation analysis and, if applicable, additional mitigation. A trip debiting memo shall be required for each site plan concerning the subject property.
5. Transportation System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

Water

6. Prior to recording the initial land division plat or issuance of the initial building permit, Applicant shall construct a 12" water main extending from the existing water main at the northeast corner of the Ponderosa Lodge to the existing water main in North Pine Street, per the City Water Capital Facilities Plan. Notwithstanding the foregoing, a phasing plan for construction of the water main may be approved as part of a master plan for the subject property.
7. The applicant must pay \$705.45 per EDU, payable at the time of building permit issuance, to mitigate impacts to water supply.
8. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, daily and peak water demand for the development on the subject property to date, and confirmation of required system pressure at peak demand for the development subject to site plan approval and for development on the subject property to date. If required system pressures cannot be met within any part of the overall development of the subject property, mitigation

satisfactory to the City shall be required prior to the issuance of any building permits in furtherance of the proposed site plan.

9. Water System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

Sewer

10. Prior to recording the initial land division plat or issuance of the initial building permit, applicant will contribute \$1,372 toward Pump Station #1 upgrades.
11. Prior to recording the initial land division plat or issuance of the initial building permit, applicant will contribute \$19,546 toward Locust Interceptor Improvements.
12. Prior to recording the initial land division plat or issuance of the initial building permit, developer shall install telemetry equipment at Pump Station #2 and Pump Station #4 to eliminate simultaneous pumping or pay a fee in lieu or bond in an amount determined by the City Engineer.
13. Prior to recording the initial land division plat or issuance of the initial building permit, applicant will contribute \$27,027 towards Pump Station #2 wet well capacity improvements and an emergency backup generator.
14. A stamped engineering memo must be included as part of each site plan application indicating the number of EDUs proposed, total EDUs for all development on the subject property to date, average daily sewer flow for the proposed development and all development on the subject property to date, and peak flow for the proposed development and all development on the subject property to date. If peak flows exceed maximum operating conditions as determined by AWWA guidelines applicant shall be required to provide mitigation satisfactory to the City prior to any building permits in furtherance of the proposed site plan.
15. Sewer System Development Charges still apply to this property and will be assessed at the time of site plan application and/or building permit.

-----*End of Conditions*-----